

GUIDANCE ON SPACE HEATING & THERMAL INSULATION FOR RESIDENTIAL PROPERTIES

In order to avoid dwellings being hazardous because of excess cold a satisfactory heating system and thermal insulation should be provided.

A heating system should be:

- Controllable, understandable and accessible by the occupants
- Safe
- Properly and professionally installed
- Appropriate for the design, layout and construction of the dwelling
- Capable of heating all habitable parts of the building, and/or individual rooms, adequately and efficiently

Suggested primary heating systems and appliances include:

- Gas, oil or solid fuel fired programmable central heating with thermostatically controlled radiator valves and where appropriate room thermostats
- Central heating in HMOs, provided that supplies to individual lettings are metered
- Warm air central heating with air flow control
- Thermostatically controlled fixed electric panels (oil filled and convector types)
- Slim line electric storage heaters
- Room sealed balanced flue wall mounted gas heaters

Note that new gas fired central heating systems should have gas condensing boilers installed, in compliance with Part L1 of the Building Regulations and in compliance with the minimum recommended standard contained in CHeSS (Central Heating System Specifications)

Suggested secondary heating appliances for topping up heating in habitable rooms served by the primary heating system/alliance

- Radiant gas and fixed electric fires

Note

- LPG heaters are not recommended
- Radiant gas and fixed electric fires are not recommended as the only source of heating for a habitable room; their recommended use is as a top up source of heating

Minimum recommended levels of insulation

Mineral fibre insulation to roof spaces – the thickness to be in accordance with current Building Regulations (currently 290 mm (October 2005))

In attic rooms where there is no insulation provided between the ceiling and the roof covering, the ceiling should be lined with thermally insulated board. Where the attic room has an external wall, that wall should also be lined with thermally insulated board.

Standard Assessment Procedure

The recommended minimum SAP rating for a property is 35 or more.